



Downey McCarthy

...the people you can trust

41 Curragh Woods, Frankfield, Douglas, Cork



ERA Downey McCarthy is delighted to offer to the market this superbly presented, three bedroom semi-detached property situated in a fantastic residential location in Curragh Woods, Frankfield, Cork. Curragh Woods is just a short distance from Douglas village and its amenities as well as being close to local schools, bus services to and from Cork city and allowing easy access to the South Link road network.



AMV: €295,000



60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- 99.68 Sq. M. / 1,073 Sq. Ft.
- Built in 1999
- BER C3
- Gas fired central heating
- PVC double glazed windows
- Three spacious bedrooms
- Superb location
- Short distance from Douglas Village and its amenities
- Easy access to the South Link road network
- Off-street parking

| RECEPTION HALLWAY

5.3m x 1.75m (17'3" x 5'7")

The bright and spacious entrance hallway has one centre light piece, vinyl flooring, double doors with glass panelling which lead into the living room and a door allowing access to the guest w.c.

| GUEST W.C

2.28m x 0.82m (7'4" x 2'6")

The guest w.c. features a two piece suite, one frosted window to the side of the property and vinyl flooring.

| LIVING ROOM

4.75m x 3.49m (15'5" x 11'4")

The living room has double doors with glass panelling, carpet flooring, one large window overlooking the front of the property, a feature fireplace, three power points, one radiator.



| KITCHEN

4.47m x 2.28m (14'6" x 7'4")

The modern fitted kitchen has a window which overlooks the rear of the property and a frosted glass panelled door which allows access to the rear garden. Other features include one centre light piece, one radiator, vinyl flooring and ample power points.



| DINING ROOM

3.65m x 3.02m (11'9" x 9'9")

The dining room has vinyl flooring, sliding doors which lead to the patio at the rear of the property, one radiator, two power points and one centre light piece.



| STAIRS AND LANDING

3.23m x 2.08m (10'5" x 6'8")

The stairs and landing is fully carpeted throughout. The landing allows access to all bedrooms, the attic and the main family bathroom and has one centre light fitting and a window which allows extensive natural light to flow in.

| BEDROOM 1

3.7m x 3.24m (12'1" x 10'6")

This spacious double bedroom has one large window overlooking the rear of the property, timber flooring, one centre light piece, built-in wardrobes, two radiators and a door which allows access to the en-suite.



| EN-SUITE

0.8m x 2.49m (2'6" x 8'1")

The en-suite features a three piece suite, floor and wall tiling and one centre light piece.

| BEDROOM 2

3.77m x 3.26m (12'3" x 10'6")

This room has timber flooring, one centre light piece, one window to the front of the property, two power points and one radiator.



| BEDROOM 3

2.64m x 2.43m (8'6" x 7'9")

Bedroom 3 has timber flooring, a window which overlooks front of the property, one radiator and one power point.



Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.

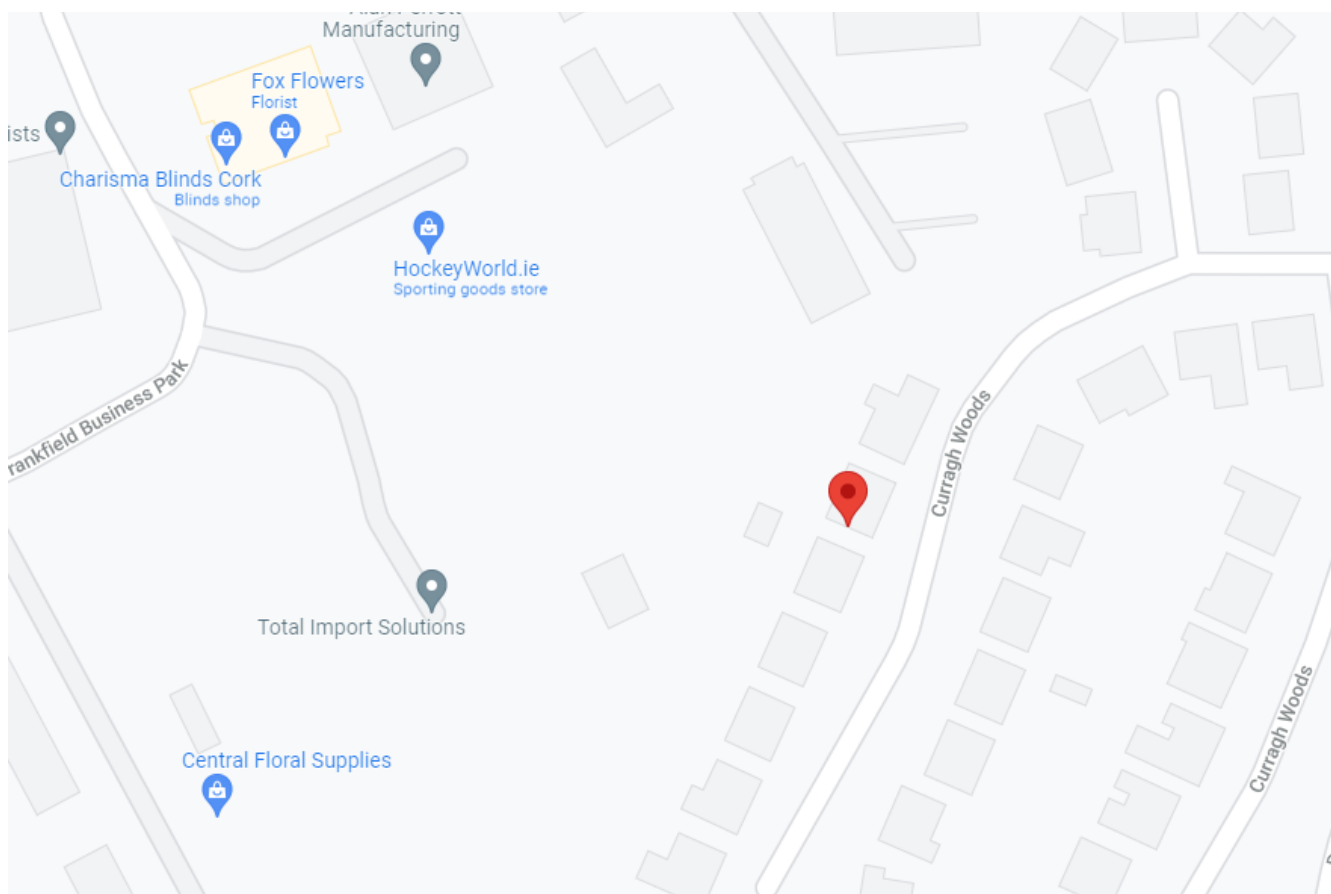
| BATHROOM

2.41m x 2.08m (7'9" x 6'8")

The main family bathroom features a four piece suite, impressive floor and wall tiling, a frosted window to the rear of the property, one centre light piece, and one radiator.

| DIRECTIONS

Please see Eircode T12 XC8D for directions.



| ALL ENQUIRIES TO:

Sean McCarthy BA,DCS,QFA
086 8385768
sean@eracork.ie



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